



# Regional Brownfields Assessment Pilot *Duwamish Coalition, WA*

Outreach and Special Projects Staff (5101)

Quick Reference Fact Sheet

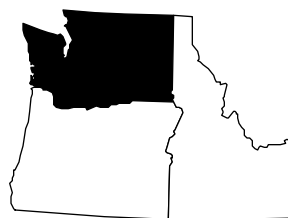
EPA's Brownfields Economic Redevelopment Initiative is designed to empower States, communities, and other stakeholders in economic redevelopment to work together in a timely manner to prevent, assess, safely clean up, and sustainably reuse brownfields. A brownfield is a site, or portion thereof, that has actual or perceived contamination and an active potential for redevelopment or reuse. Between 1995 and 1996, EPA funded 76 National and Regional Brownfields Assessment Pilots, at up to \$200,000 each, to support creative two-year explorations and demonstrations of brownfields solutions. EPA is funding more than 27 Pilots in 1997. The Pilots are intended to provide EPA, States, Tribes, municipalities, and communities with useful information and strategies as they continue to seek new methods to promote a unified approach to site assessment, environmental cleanup, and redevelopment.

## BACKGROUND

EPA Region 10, with co-funding from the EPA Office of Underground Storage Tanks, selected the Washington Department of Ecology's Duwamish Corridor Total Petroleum Hydrocarbon (TPH) project for a Brownfields Regional Pilot. The Duwamish Corridor is a broad-based partnership of over 200 local, State, Tribal, and business organizations, as well as residential and environmental groups, which has as its focus the cleanup and revitalization of the Duwamish River industrial corridor.

Located south of Seattle, the Duwamish corridor is one of the most concentrated industrial areas in the State of Washington. Much of its contamination resulted from manufacturing activities in the 1930s and 1940s, fuel leakage from both underground and above-ground storage tanks, and the cumulative impact of intense vehicular and aircraft traffic around the King County airport/Boeing Field complex. Approximately 85 percent of the properties in the corridor are contaminated with total petroleum hydrocarbons (TPH). TPH contamination, like much environmental contamination, inhibits job creation, industrial redevelopment, and environmental stewardship.

## PILOT SNAPSHOT



*Duwamish River,  
Washington*

**Date of Award:**  
September 1995

**Amount:** \$183,000

**Site Profile:** The Pilot targets an 11,000-acre area that includes concentrated industrial areas, part of Seattle's Enterprise Zone, and three residential areas.

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Visit the EPA Brownfields Website at:  
<http://www.epa.gov/brownfields>

In September 1996, EPA Region 10 provided an additional \$33,000 to fund this project.

## OBJECTIVES

The Duwamish Brownfields-TPH project is designed to increase cleanup activity and create jobs in an industrial area that is economically “at risk,” but has not yet suffered from large-scale abandonment. Under-use of this area is partly due to the expense and difficulty of environmental cleanup. Problems with financing availability, inability to sell or transfer property, and uncertain liabilities have diminished the usability of these properties.

The Pilot is focusing on risk assessment and remedy selection problems associated with TPH contaminated property. Background work on the mobility and toxicity of the constituent elements comprising TPH will lead to a Statewide guidance document and decision-tree analysis. Through this work the Duwamish Pilot intends to achieve effective cleanups in less costly ways and with greater certainty of prospective purchaser and lender liability.

## ACCOMPLISHMENTS AND ACTIVITIES

The Pilot has:

- Identified and completed an initial review of the remedy selection decision-making structures and processes used by State and local governments across the country;
- Coordinated with the Washington State Model Toxics Control Act (MTCA) Policy Advisory Group and other groups to develop a basic methodology for determining TPH cleanup levels under the MTCA; and
- Completed a methodology framework based on the American Standards and Testing Materials Risk-Based Corrective Action (ASTM RBCA) framework. Additional technical support and details for the framework to evaluate and select appropriate pathways and model are still being developed.

The Pilot is:

- Forming a Project Oversight Group to oversee development of TPH guidance;
- Reviewing existing studies of TPH, and produce risk-based decision making framework for the toxicological and ecological risk evaluations. This will ultimately be incorporated into a new Department of Ecology guidance documents for TPH sites; and
- Evaluating fate and transport, leachability of TPH in soils, adaptation of national risk-based corrective action guidance efforts, analytical methods, and development of human health and ecological risk-based screening levels.

## LEVERAGING OTHER ACTIVITIES

Experience with the Duwamish Coalition Pilot has been a catalyst for related activities including the following.

- Five workshops were held in April and May 1996 to solicit comments from stakeholders on the methodologic framework designed using ASTM's RBCA guidance. Approximately 200 stakeholders attended representing such parties as: Tribes, environmental groups, business and legal representatives, major utility companies, and government staff.
- Identifying additional sources of funds. Targeting local industries and private foundations, as well as exploring options with the PIRI (EPA's Partnership in RBCA Implementation) stakeholder for Washington State. Additional governmental funds are also being sought.
- Continuing development of sensitive environmental endpoints for the Duwamish area and the development of partition coefficients for fate and transport modeling of TPH contamination.